# RECORD OF PROCEEDINGS

Minutes of **Planning Commission** Held **August 20, 2024**

**Open Public Hearing - R-02-2024 - 2853 Gladstone Street**

Mr. Rodehaver opened the Public Hearing concerning Case No. R-02-2024 at 6:09 PM.

**Staff Report**

**Zoning District Change - 2853 Gladstone Street**

Mr. Sorice reported that the applicant, Billie Pierce, is requesting a zoning change for the property located at 2853 Gladstone Street, City Lot Numbers 2544 and 2545. He noted the lot size is 0.1377 for each lot, and both lots total 0.2754, with the current zoning district being R-2, which is Single Family Residence District. He stated the applicant is requesting a change to R-3, which is One and Two Family Residence District. He explained the change was requested due to the frontage requirements and the ability to develop a single-story home on Lot 2544, which is the property to the south. He added the applicant plans to have a family member construct a similar-sized home on Lot 2545 in the future. He noted the current Lot sizes are 50 feet by 120 feet each, which is 6,000 square feet in total, and added the current R-2 zoning only allows home construction on 60 foot frontage lots with 7,500 lot sizes. He commented the R-3 zoning fits this rezoning request as development standards require a 50-foot frontage and 6,000 square foot lot sizes. He stated that Mr. Pierce understands he will have to abide by the setback requirements and all permits required if this request were to be approved by the Planning Commission and City Council. He reported the R-3 zoning is provided to accommodate single-family development at a relatively high density reflecting the present density of the majority of single-family development within the City, and added these districts would be located within the intermediate and originally developed neighborhoods of the City. He commented that nothing would change with the lot sizes, and added this would just be a zoning change to be able to allow the construction of homes on the two lots.

**Opponents/Proponents**

Mr. Rodehaver asked for any opponents or proponents for Case No. R-02-2024.

There were no opponents or proponents.

**Close Public Hearing - R-02-2024 - 2853 Gladstone Street**

Mr. Rodehaver closed the Public Hearing on R-02-2024 at 6:13 PM.

**Call to Order**

Planning Commission Meeting Call to Order at 6:14 PM.

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|---|---|---|
| Dave Rodehaver | Chair | Present |
| Kevin Howard | Member | Present |
| Caleb Stapleton | Member | Present |

Staff Members Present: City Planner Nick Sorice, Building and Zoning Administrator Brent Carpenter, and Clerk of Council Amy Brown.

**Approval of Minutes**

**Planning Commission Meeting Minutes - July 23, 2024**

Mr. Rodehaver asked if there were any changes or corrections to the July 23, 2024 Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

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**Business**

**Decision - 2853 Gladstone Street**

With no further questions or discussion, Mr. Stapleton made a motion to approve the application for Case No. R-02-2024.

**RESULT:** Passed, *(Yes 3, No 0, Abstained 0)*
**MOVER:** Caleb Stapleton
**AYES:** Dave Rodehaver, Caleb Stapleton, Kevin Howard
**NAYS:** None

**Other Business - None**

**Adjournment**

Adjournment at 6:15 PM.

Dave Rodehaver

ATTEST: Clerk of Council Amy Brown